



3A, Lodge Court Green Lane, Easthorpe,
Leicestershire, NG13 0JS

£420,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Exciting Release of the First 5 Units
- High Efficiency Homes
- Highly Regarded Developer
- Enhanced Insulation & Photovoltaics
- Ease of Access to Bottesford Village
- 3 Period Conversions & 2 New Builds
- 39 Plots in Total (including 3 Conversions)
- Mix of Single & Two Storey Homes
- Car Charging Point & Air Source Pumps
- Delightful Village Setting

We have great pleasure in offering to the market "EASTHORPE GREEN". A unique, considered development of 39 beautifully designed and well thought out homes, situated within the highly regarded hamlet of Easthorpe. A pretty village situated within the Vale of Belvoir and adjacent to the well served village of Bottesford, whose wealth of amenities are only a short walk away.

The development is provided by a highly regarded, family owned local developer, GUSTO HOMES. Known for their energy efficient and creatively designed range of high quality bespoke dwellings, as well as a reputation for after sales service and care; Gusto Homes have been providing stunning homes for almost three decades. This site will be of no exception and will have a focus on high efficiency, with the predominantly new build element of the site benefiting from air source heat pumps, ground floor underfloor heating (to the two storey new houses), triple glazed windows, roof mounted photovoltaics, car charging points and enhanced insulation. In addition there will be premium appliances paired with modern kitchens and sanitary ware, with early reservation providing clients an element of colour choices for kitchen door finishes, tile and floor coverings.

The development will be released in several phases, predominantly of new build construction and includes in later stages a selection of single and 1 1/2 storey homes, specifically for the over 55's.

Phase One comes with the release of three individual conversions within "Easthorpe Lodge". A beautiful period home, that is undergoing a sympathetic programme of renovation, which will provide three well proportioned, efficient conversions, which retain elements of their original character but tastefully combined with the benefits of contemporary living, including up to date insulation, flush casement double glazed windows and gas central heating. These, together with two new builds, will be the first taster of this exciting site, with the first five units scheduled for completion in late summer 2025.

EASTHORPE

Easthorpe is a small hamlet adjacent to and within walking distance of the village of Bottesford which is well equipped with amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

AN ATTRACTIVE ARCHED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENCLOSED ENTRANCE VESTIBULE

5'10" x 3' (1.78m x 0.91m)

Having further doors leading to:

GROUND FLOOR CLOAK ROOM

5' x 4' (1.52m x 1.22m)

Having a contemporary suite.

CENTRAL HALLWAY

Having two open doorways giving access to kitchen on the easterly side and, on the west, a useful reception space ideal as a snug or formal dining and giving access to the utility.

OPEN PLAN LIVING/DINING KITCHEN

23'3" x 13' in total (7.09m x 3.96m in total)

A well proportioned space, the initial kitchen area being appointed with a contemporary range of units and integrated appliances and opening through into a pleasant reception area which benefits from windows to three elevations including double glazed windows to the front and side and bifold doors on the southerly aspect. Combined this area will create a fantastic everyday living/entertaining space.

DINING ROOM/SNUG AREA

8'2" x 7'9" (2.49m x 2.36m)

Having double glazed windows to two elevations and a further door leading through into:

UTILITY/PLANT ROOM

4'8" x 4' (1.42m x 1.22m)

RETURNING TO THE CENTRAL INNER HALLWAY AN OPEN DOORWAY LEADS THROUGH INTO:

SITTING ROOM

16' max x 18'5" (4.88m max x 5.61m)

A versatile reception with turning staircase rising to the first floor landing above, attractive walk in double glazed bay window to the side, single French door into the garden and a further door leading through into:

STUDY

11'9" x 5'4" (3.58m x 1.63m)

A useful space perfect as a home office ideal for today's way of working having double glazed window overlooking the garden.

RETURNING TO THE SITTING ROOM A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having further doors leading to:

BEDROOM 1

14'9" x 8'10" (4.50m x 2.69m)

Having an initial walk through area with ensuite off and open doorway leading through into a double bedroom with two double glazed leaded light windows to the side and a further door leading through into:

ENSUITE SHOWER ROOM

10' x 4'11" (3.05m x 1.50m)

Fitted with contemporary suite.

BEDROOM 2

13'9" x 9'6" (4.19m x 2.90m)

A double bedroom benefitting from a dual aspect with leaded light double glazed window to the front and side.

BEDROOM 3

12'7" x 8' max (3.84m x 2.44m max)

Having double glazed leaded light effect window to the front.

BATHROOM

8'8" max x 7' max (2.64m max x 2.13m max)

Will be appointed with a contemporary suite and having double glazed window.

EXTERIOR

The property is situated on the easterly side of the conversions with off road parking and single garage and an enclosed garden at the side.

COUNCIL TAX BAND

Melton Borough Council - Band TBC

TENURE

Freehold

ADDITIONAL NOTES

Due to the nature of the conversions of Easthorpe Lodge, the specifications on these three units will differ from the new build dwellings. i.e. central heating system with radiators to ground and first floors, as opposed to the new build two storey homes which will have underfloor heating to the ground floor and radiators to the first. The single storey homes (coming in phase three) will have radiators as opposed to underfloor heating.

Further details can be provided regarding individual plots and specification, upon request.

The properties will be on mains drainage, electric and water. The new builds will have air source heat pumps and photovoltaics, as well as triple glazed windows. The three lodge conversions will feature double glazed windows and gas central heating.

Please note:- As is common with similar developments, there will be a resident owned management company for communal areas of the site. Gusto Homes will assist with the setup of this and provide the necessary support to facilitate its introduction. This will come into effect once the last plot on the site is completed.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

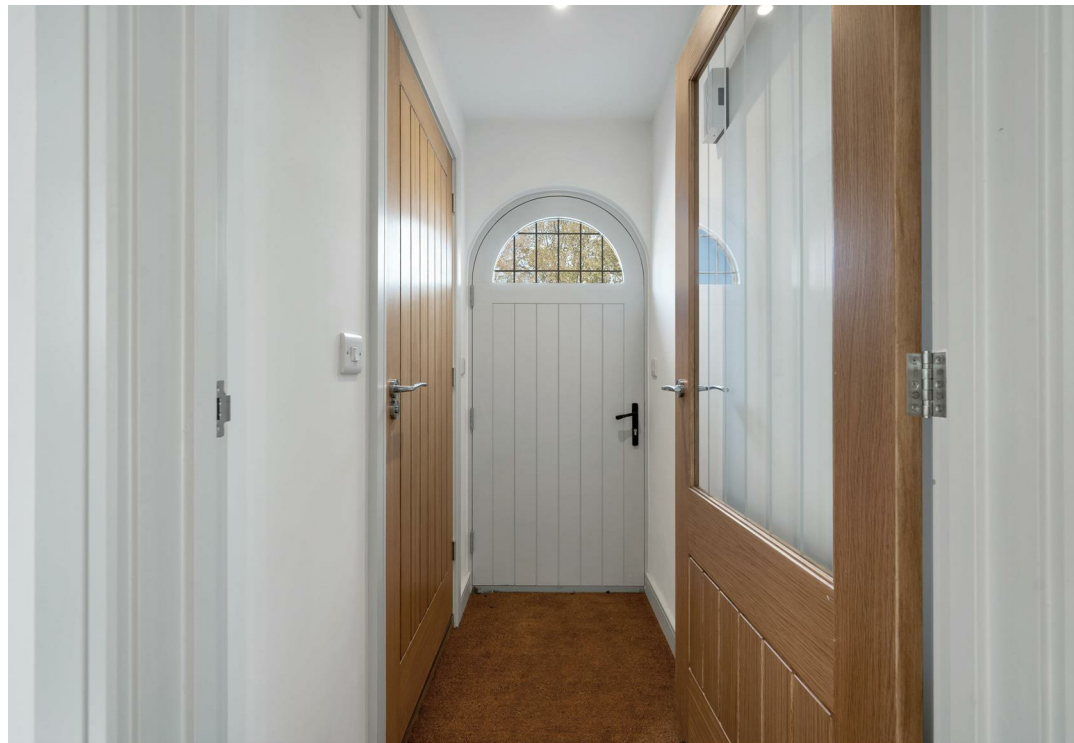
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

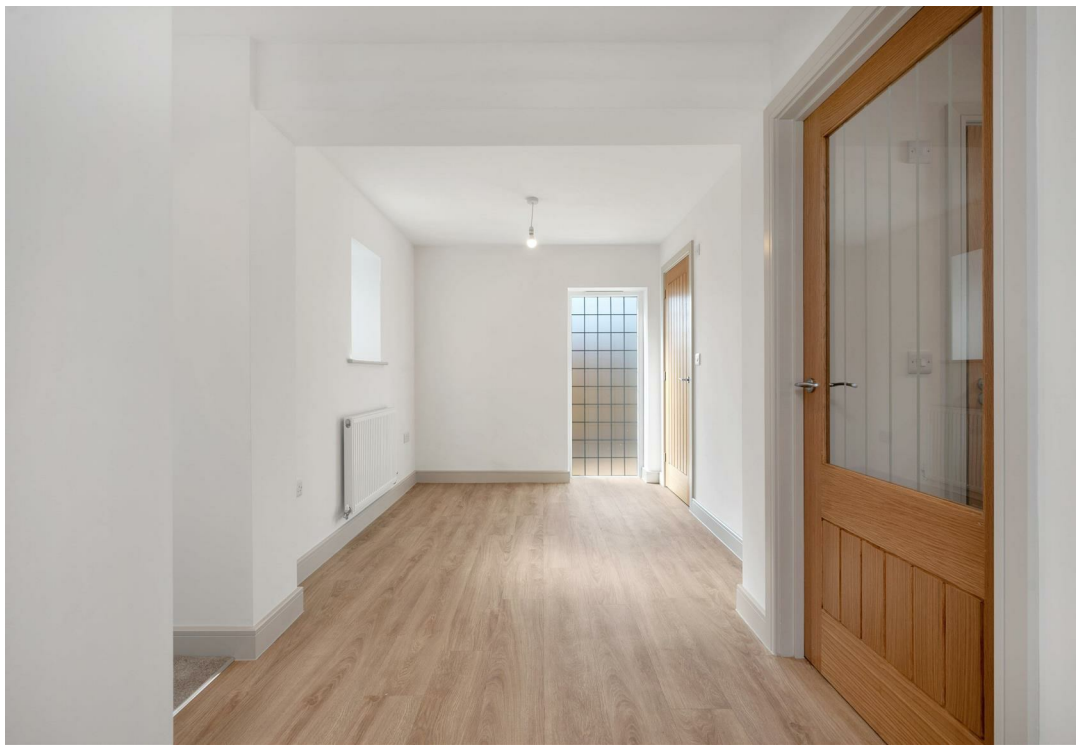
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



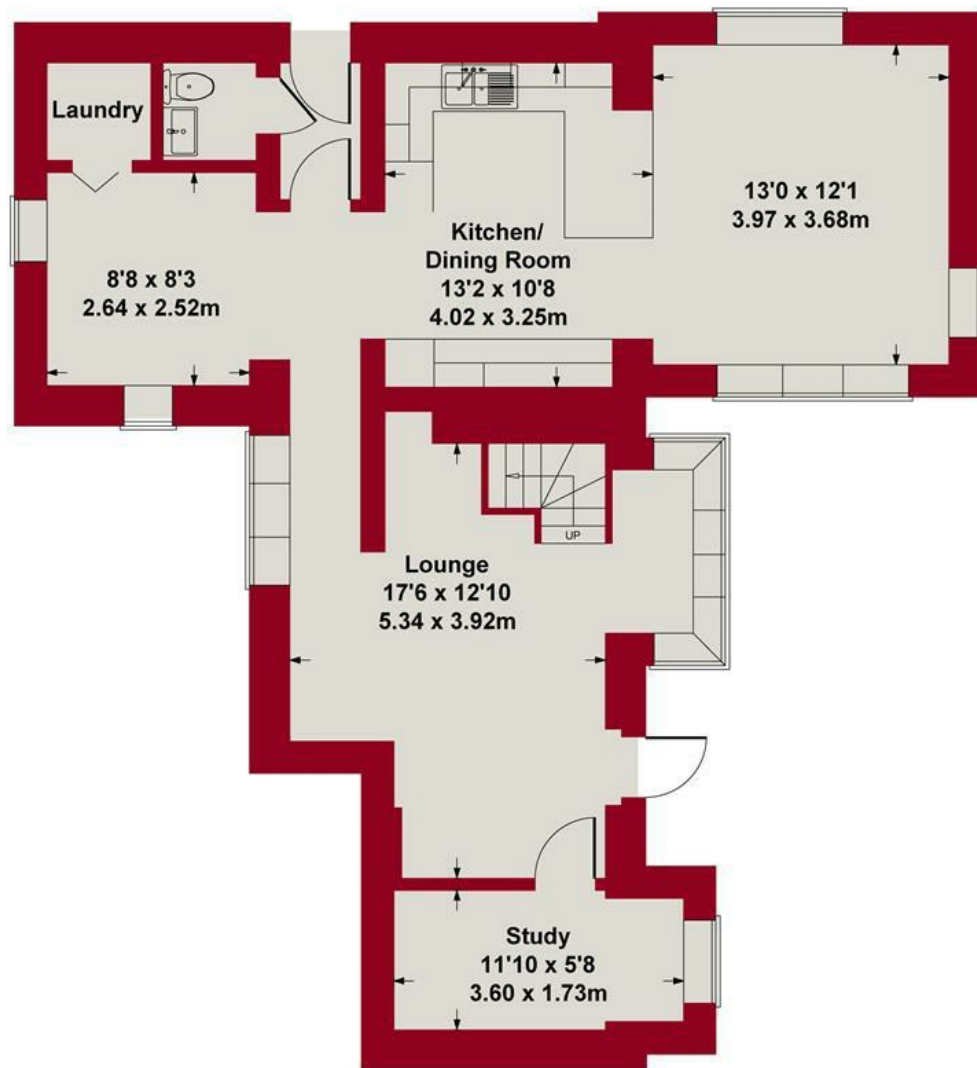




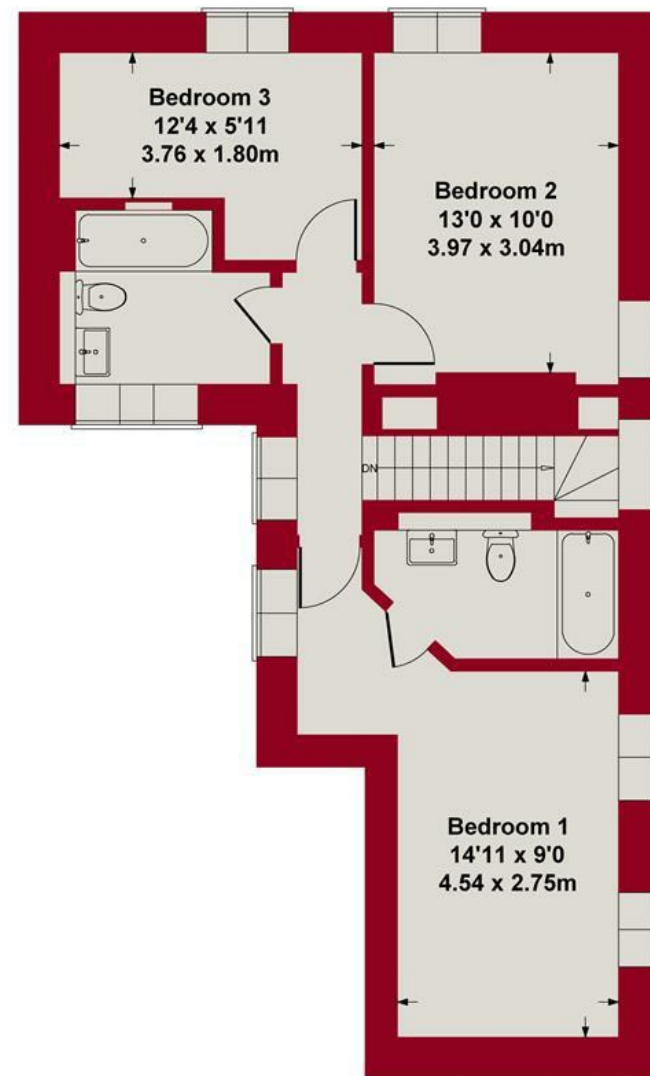








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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